177.0	0006	0027.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	618,100 / 618,100
					USE VALUE:	618,100 / 618,100
					ASSESSED:	618,100 / 618,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		RUBLEE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	D SOUZA ANGELA M.B./ TRUSTEE
Owner 2:	ANGELA M. B. D SOUZA 2011
Owner 3:	REVOCABLE TRUST
Street 1:	80 RUBLEE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	D SOUZA ERIC B & ANGELA B -
Owner 2:	-
Street 1:	80 RUBLEE STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,110 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1967, having primarily Wood Shingle Exterior and 1562 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6110.000	195,800		422,300	618,100
Total Card	0.140	195,800		422,300	618,100
Total Parcel	0.140	195,800		422,300	618,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.61 | /Parcel: 395.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	119927
GIS Ref	
GIS Ref	
Insp Date	07/02/18

!13920!

PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0027.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	195,800	0	6,110.	422,300	618,100	618,100	Year End Roll	12/18/2019
2019	101	FV	186,200	0	6,110.	416,300	602,500	602,500	Year End Roll	1/3/2019
2018	101	FV	186,200	0	6,110.	319,700	505,900	505,900	Year End Roll	12/20/2017
2017	101	FV	186,200	0	6,110.	301,700	487,900	487,900	Year End Roll	1/3/2017
2016	101	FV	186,200	0	6,110.	277,500	463,700	463,700	Year End	1/4/2016
2015	101	FV	171,500	0	6,110.	259,400	430,900	430,900	Year End Roll	12/11/2014
2014	101	FV	171,500	0	6,110.	238,900	410,400	410,400	Year End Roll	12/16/2013
2013	101	FV	171,500	0	6,110.	238,900	410,400	410,400		12/13/2012

PRINT

Date	Time
12/11/20	03:48:37

LAST REV

Date	Time
07/30/18	14:17:48
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13920

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D SOUZA ERIC B	1399-30		5/3/2011	Convenience	1	No	No		
CAMARANO JOSEPH	1189-197		6/30/1998		217,000	No	No		Y

USER DEFINED

Prior Id # 1:	119927
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/8/2014	9	Manual	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
7/2/2018	Meas/Inspect	BS	Barbara S
2/10/2014	Info Fm Prmt	EMK	Ellen K
10/17/2008	Meas/Inspect	163	PATRIOT
12/30/1999	Meas/Inspect	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6110		Sq. Ft.	Site		0	70.	0.99	6									422,311						422,300	

Total AC/HA: 0.14027 | Total SF/SM: 6110 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,311 | Spl Credit | Total: 422,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1967	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00999999
Adj $ / SQ:	129.533
Other Features:	73500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	283717
Depreciation:	87952
Depreciated Total:	195764

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

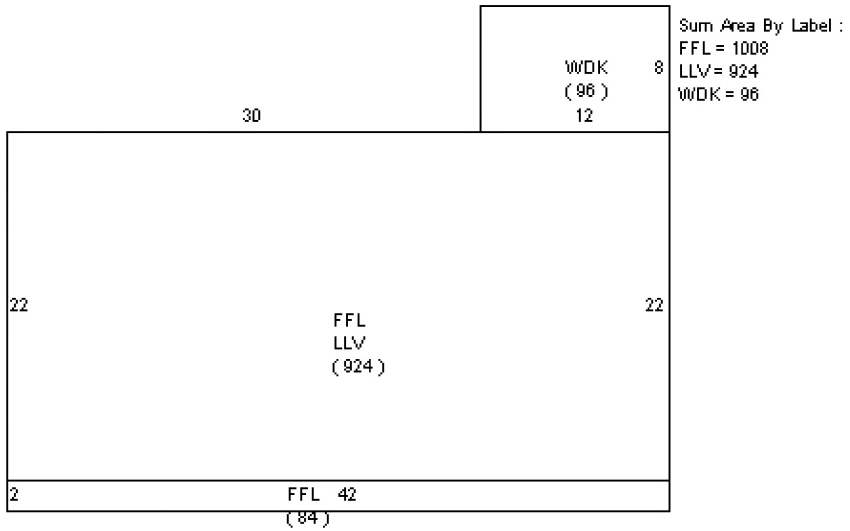
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	129.53
Special Features:	0	Val/Su Net:	96.55
Final Total:	195800	Val/Su SzAd	194.25

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,008	129.530	130,569
LLV	Lower Level	924	84.520	78,096
WDK	Deck	96	16.160	1,551

Net Sketched Area:	2,028			Total:	210,216
Size Ad	1008	Gross Are	2028	FinArea	1562

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

177.0-0006-0027.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	